

**EXHIBIT A
TOWN OF CARLISLE
SITE PLAN REVIEW APPLICATION**

Amended Areas of Site Plan: 12-02-2010

(original application text shaded grey. New text regarding amended portion of site bold/black)

This application shall be filed by the applicant with the Town Clerk. A copy of this application including date and time of filing certified by the Town Clerk shall be filed forthwith by the applicant with the Board of Selectmen and the Planning Board. Applications shall be filed with eight full size (24" by 36") prints of the plan and seven reduced size (11" by 17") copies of the plan. If requested, a digital copy of the application and Site Plans shall be provided to the Planning Board in a format acceptable to the Board.

The applicability of the site plan approval requirement of the Carlisle Zoning Bylaw to a particular proposal is set out in Section 7.6.1 of the Zoning Bylaw. The following sections of the application describe supplementary information that must be submitted, and those aspects of the proposed site development that will be evaluated by the Board of Selectmen and the Planning Board.

1. Full name of owner(s) and address of land to which this application applies:

Carlisle Public Schools, 83 School Street, Carlisle MA

2. Full mailing address of owner(s) of land to which this application applies or full name and mailing address of the applicant if different from above:

3. Submit with this application a listing of Parties in Interest as certified by the Board of Assessors containing full names and addresses of owners of abutting land and of land directly opposite on any public or private street or way, and owners of land within 300 feet of the property line, according to the most recent tax list. Also submit a certified list of abutting property owners of surrounding towns (if any) certified by the assessors of that town.

(to be provided by Planning Board per prior discussion)

4. Location of property: Map 14 Section Parcel 27-31

5. Zoning district: General Residence A

6. Describe briefly the development for which Site Plan Review is sought:

Construction of a new 30,000 square foot 2-story building addition with associated utilities, and demolition of existing 16,500 square foot 1-story building and associated utilities and construction of new parking (School Street lot) and play facilities.

Moderate renovations within existing buildings, including conversion of 3 classroom spaces within the existing Robbins Building to function as a community multi-purpose room.

7. Describe briefly the uses or activities for which Site Plan Review is sought:

Public School

Uses will be reviewed for conformity with those described in the Zoning Bylaw. These may be the specific intended uses of the site, if known or lists of potential uses of the site if the uses are not known at this time.

Note: If the uses are not known at the time of application, present "worst-case" (most intensive) estimates of water consumption, sewage discharge, parking requirements and traffic impacts, along with your assumptions used to develop these estimates. Site plan and building permits for such sites will be valid only for occupancy that does not exceed these estimates.

8. The application must include a plan of the site and proposed developments as specified in the Rules and Regulations. *See attached Tabulation of Zoning Requirements.*

The plan will be reviewed for the following features (please provide):

Lot area 23.22 acres , Frontage 837.12' on School St, Building Height varies, # of Stories varies

Building setbacks: Front _____, Rear _____, Left side _____, Right side _____

Parking setbacks: Front _____, Rear _____, Left side _____, Right side _____

Lot Coverage (buildings, parking, paving) 6.7 acres

Adequate walkways and pedestrian access:

Adequate access, driveways and private ways:

Adequate waiting areas for drive-in uses:

Appropriate loading docks and/or access for trucks: Number 1 existing unchanged, Location South (rear) side of existing Corey Building- access from Church St.

Is there any proposed site work within the Bordering Vegetated Wetlands or within 100 feet of the Bordering Vegetated Wetlands, and/or within 200 feet of a Riverfront Area? No work is proposed within 100 feet of the BVW or within 200 feet of a Riverfront. If yes, has the Conservation Commission issued an Order of Conditions?

Date: N/A

Is there any proposed work within a Priority Habitat or Estimated Habitat for rare and endangered species, or has the project been submitted to the Massachusetts Natural Heritage and Endangered Species Program? The property does not contains any areas of Priority Habitat or Estimated Habitat for rare and endangered species per the 2008 NHESP Atlas map.

List any special permits/variances from the Board of Appeals:

Is the project within the Flood Plain District? Project is located in Zone X of FEMA Flood Insurance Rate Map 25017C0263E.

If yes, what is the base flood elevation (100 year storm)?

Any removal of earth within 10 feet of high groundwater table? Test pits performed in October of 2009 noted water seeping at a depth of 3 to 4.5 feet. This water was likely transient or perched at this depth due to proximity to bedrock.

9. Provide an evaluation of the impact of the development on water resources.

(Submit information on measures proposed to prevent pollution of surface or ground water, erosion of soil, excessive runoff of precipitation, excessive raising or lowering of the water table, flooding of other properties.)

The project is a redevelopment on an existing school campus. Limited portions of the campus stormwater runoff is conveyed to an onsite drainage system consisting of drain inlets, catch basin and infiltration basins. No means of water quality treatment has been observed as part of the piped drainage system. The existing loop parking lot located adjacent to School Street allows runoff to flow directly to the shoulder of School Street untreated and with no flow control. The proposed system consists of new drainage appurtenances including new deep sump catch basins, water quality inlets, subsurface detention and leaching pits. The collected stormwater runoff will be transmitted either to the existing drainage system or a bioretention cell constructed adjacent to Church Street. Please refer to the Drain Analysis for further detail.

The portion of the site to be renovated is composed of woodlands, paved surfaces and buildings. No additional erosion, excessive runoff of precipitation or raising or lowering of the water table is expected.

10. Sewage discharge rate (gallons per day):

Through water meter readings, the campus current discharges approximately 3,500 gallons to an off-site wastewater treatment facility with a treatment capacity of 13,500 gallons per day. The treatment facility holds a Groundwater Discharge Permit#W037500 (783-1). The facility is operated by a Weston & Sampson and a Grade 4 wastewater treatment facility operator is on site two hours each day. As the project consists of site work, renovations to existing facilities and an addition to replace a building to be demolished, no increase in student population is forecasted. Therefore, no significant changes to the sewage discharge rate is expected.

11. Water usage (gallons per day):

Water meter readings at the campus indicate an average daily flow of approximately 3,500 gallons per day. The facility is a registered public water supply as a non-transient, non-community facility under permit PSW ID#3051004. The system is operated by Carlisle School staff member, David Flannery, a licensed Grade 1 drinking water operator. As the project consists of site work, renovations to existing facilities and an addition to replace a building to be demolished, no increase in student population is forecasted. Therefore, no significant changes to the water usage is expected.

12. Submit calculations of the storm run-off from buildings and paved areas, and a description of the run-off control system and its capacity. Include a description of the extent and depth of flooding anticipated during storm conditions:

Please refer to the separate documents titled Drain Analysis and Stormwater Operations & Maintenance Plan prepared by Garcia, Galuska, Desousa, Inc.

13. Indicate the estimated parking requirements, and provide a count of the proposed number of parking spaces:

98 estimated spaces required during typical school day for school use. An additional 16 spaces estimated for proposed new community use multi-purpose room (total 114). 116 spaces are proposed to be provided.

(90 plus 4 H/C spaces at the existing Church Street lot and 22 spaces at the School St. lot)

14. Location and number of spaces that can be added on additional land set aside for such purpose if full development of the parking area(s) is not proposed in the initial construction:

There is an additional 11 existing marked parallel parking spaces on Church Street not included in the above count.

15. Describe here and show on the plans the curbing, marking or other methods used to define the parking areas and to prevent vehicles from encroaching on required yards:

Existing unchanged Church St lot: granite curbing and landscape islands, pavement striping

Reconfigured School St. lot: granite curbing, boulders, pavement striping

Widened area of School Street: granite curbing

16. Estimate the daily traffic:

Peak: _____ Non-peak _____

Site distance along the road for vehicles using the access driveway:

(For developments where the number of trips exceeds fifty (50) per day, submit an expert's evaluation of the impact of such traffic on adjacent town roads. Any permits or approvals necessary for construction of the driveway/access/curb cut (state or local) shall be submitted with this application.

Existing use and existing traffic flow is not expected to be significantly changed as a result of the proposed Project.

The peak traffic times are at morning student dropoff and afternoon student pickup:

- between 6:30am to 7:50am: Staff and middle-school student busses, parent dropoff.
- between 7:45am to 9:00am: Staff and elementary student busses, parent dropoff.
- between 2:00pm to 2:45 pm: middle-school student busses and parent pickup.
- between 2:45pm to 3:30 pm: elementary-school student busses and parent pickup and staff departure.

The existing school bus drop-off and pickup will remain in its current location at the upper level of the existing Church St. lot.

The existing 90 (plus 4 H/C) parking spaces in the Church St. lot will continue to serve the majority of the parking needs. There is a need for approximately 85 parking spaces for the School administration, faculty and staff. Currently 65+- park at the Church St lot and 20+- park at the School St lot. In the proposed Project most of the reconfigured School St. lot will be restricted primarily to visitors (for the community use space and general School Admin. visitors). The 85 parking spaces for faculty and staff will utilize the 90 spaces at the existing Church St lot.

17. Describe any proposed signs and designate their location:

H/C Accessibility parking space signs at the reconfigured School St. lot.

Traffic signs for entry/stop indications at the reconfigured School St lot.

Traffic sign for Emergency Vehicle entry at the reconfigured Fire Lane entry at School St. and at the new Fire Lane adjacent to the Church Street lot western entrance.

Refer to drawings for location and detail.

18. Describe any proposed outdoor lighting:(include hours of use, lighting type and

spectral filtering, directional shielding and height of fixtures)

Existing pole mounted lighting at the Church St parking lot will remain unchanged.

-New bollard pathway lights will be located along walking paths within internal areas of the site. These lights will be 42" high with LED lamping and with IES full-cutoff optics.

-New pole mounted pathway lights will be located at site steps within the internal areas of the site. These lights will be 96" high with LED lamping and with IES full-cutoff optics.

-New building mounted security lights will be located on the façade of the new Addition and shall replace existing wall mounted security lights on the north wall of the Robbins Building. These lights will have LED lamping and with IES full-cutoff optics.

See attached product sheet for fixture type. See Site Drawing L-2 for locations.

Note: these fixtures indicate design intent. Further review by the owner (School Bldg. Committee) and Public Bid laws may result in another selection consistent with the design intent.

Lighting hours will continue as exists: fixtures are programmed to turn on automatically at dusk and to turn off at dawn.

19. Describe the visual impact of the development: (additional information shall be submitted to allow for this evaluation):

Amended area of Site Plan: The underground Fire Protection water storage cisterns are now located to the south of the Brick Building rather than at the southern end of the School street drive/lot. There will be Fire Dep't connections alongside a widened portion of the School Street pavement.

The proposed 2-story Addition will replace the existing 16,500sf Spalding Building. The primary reason for its chosen location on the site is to allow construction while all existing buildings are kept in function and also to join the existing academic buildings with the stand-alone Corey Building.

The most significant visual change from the current conditions will be along the west/School St. side of the Site.

The ground floor footprint of the Addition will occupy 16,800 sf. It is located further away from School St. than the existing Spalding building is, and as such will result in a new relationship of open hard-surface space/play area to School Street. The newly located open area/play space will be separated from School St. by a reconfigured parking lot with planting buffers of native deciduous and non-deciduous trees and shrubs between this lot and School St. and also between the lot and the open play area.

The proposed 2-story Addition will have masonry exterior walls (primarily red brick) along with large areas of metal window and metal panels consistent with the materials at the existing 1960's Wilkins and Robbins Buildings. The majority of it's roof area will be pitched similar to the existing 1960's building and will have an architectural grade asphalt shingle roofing material, as will the existing building sloped roof areas which are being replaced.

20. Describe the proposed landscaping plan, including parking lot landscaping and the location, structure and screening of on-site holding facilities (e.g., dumpsters):

Amended area of Site Plan: low shrub planting will mitigate and partially screen the Fire Dep't connections to the underground cisterns alongside School St., however these

connections, along with a line of sight to the south/east corner of the Brick Building (where a well water control panel is to be mounted) must be kept clear of plantings per Fire Dep't requirements.

Along School St. a dense planting buffer of trees and shrubs will screen the parking spaces from the St. Some of the existing wooded area immediately adjacent to the St. will be maintained. A rock boulder edging and stone walls will be used so as to maintain the current character and scenic aspects of School St.

Along the north side of the Addition and immediately adjacent site, deciduous trees and shrubs will be planted along the sloping terrain between the existing parking lot and the upper/main buildings ground floor level the site. This will soften the existing lawn and retaining boulder condition of that portion of the site.

Abutting the footprint of the new Addition a raised landscape bed will separate hard surface play and walking surfaces from the building walls. This bed will be planted with shrubs so as to soften the impact of the building as it meets the ground as well as to provide a zone of non-occupied space immediately against the walls- for safety from snow/ice fall from roof areas and for separation of outdoor play from interior CR teaching activity.

As much as possible of the existing natural vegetation, trees, stone wall, and rock/ledge outcroppings located immediately to the north of the existing Robbins building will remain.

21. Discuss any hazardous materials or wastes to be used or generated on site, including quantities, safety procedures, storage and disposal methods:

The existing School use is remaining unchanged. Existing procedures and disposal methods will be maintained.

22. Indicate any sources of noise, vibration, glare, odors, air or water pollutants, or electrical disturbances:

The project includes the installation of a 300kW natural gas generator located southwest of the Grant building. The generator enclosure shall provide sound attenuation and meet federal specifications.

The new Addition will have rooftop mounted air handling units. These are located on a flat roof area deep within the project site and are screened from School and Church St by the main sloping roof of the Addition. The RTU enclosure will provide sound attenuation and meet federal regulations.

The Corey building will have its 25 year old rooftop air handling units replaced with new units complete with sound attenuating enclosures.

In general, sound levels generated from rooftop units are expected to be less than existing conditions as a result of replacement of the existing 25 year old units.

23. Indicate electric, cable and telephone utility connections:

Refer to drawing C1.1.

Existing electric, cable and telephone utilities (both overhead distribution and underground distribution) are being relocated primarily underground to the south/south west area of the site- alongside the south walls of the Robbins/Grant buildings and the east side of the Wilkins building.

24. Describe the fire control system in the building (sprinklers, etc.). Include any proposed fire ponds on the plan and describe access to such pond(s) as applicable:

The fire control system will include two 40,000 gallon water storage tanks, fire pump, wet alarm valve complete with electric bell, and a fire department connection meeting local thread standards. System will be an automatic sprinkler system with control valve assemblies to limit the sprinkler area controlled to less than 52,000 s.f. as required by NFPA 13-2007. Control valve assemblies shall consist of a supervised shutoff valve, check valve, flow switch and test connection with drain. The proposed system will connect to the existing partial sprinkler system provided in the Corey Building and provide sprinkler protection in the existing Cafeteria and Kitchen areas. The existing 15,000 gallon pneumatic fire water storage tank servicing the Corey Building will be demolished. A 6" stub from the fire pump will be provided for the Highland Building future sprinkler system. All areas of the building addition, including all finished and unfinished spaces, combustible concealed spaces, all electrical rooms and closets will be sprinklered. All sprinkler heads will be quick response, pendent in hung ceiling areas and upright in unfinished areas.

25. Submit the scope of a Construction Management Plan (CMP), if applicable, pursuant to Section 12 and as set forth in Exhibit C to the Site Plan Review Rules and Regulations.

Refer to attached CMP outline and to Drawing A1 "Phasing and Staging Plan"

26. Applicants should note that the Selectmen may require the posting of a bond to assure proper ways or access and may also require a bond to assure the public safety in the event projects are not completed. The Selectmen may also require increases in the front, side or rear yards, screening of parking or other areas or modifications of the location or exterior features of structures to assure harmony with the intent of the Zoning Bylaw. As much land as possible should be left in a natural or near-natural condition. Applicants may submit any additional information they feel is pertinent to these issues.

The project design has been developed primarily with input of the School Administration and the School Building Committee. Additional input has been received by the Fire Dep't in regards to required fire lane access and fire protection water cistern locations. Concerns regarding the provision for adequate hard surface play area for the student population and for adequate parking to replace the existing School St lot configuration has resulted in a significant scope of development along the School St portion of the Site in the area of the existing Spalding Building, which will be demolished.

Much of the existing vegetation in this area will need to be removed as a result of grading, paving and underground utility changes. Portions of the existing vegetation, as much as possible, will be maintained and protected.

27. Submit a preliminary determination from the Board of Health on water supply, sewage disposal and relevant public health and environmental safety issues.

Refer to items 10 and 11: existing continued school use with no proposed change in occupancy or operational procedures is proposed.

28. Submit a hazardous materials management plan (include floor drain locations on the Site Plan if an automotive repair shop).

The School's existing hazardous materials management plan will continue to apply, no change in use or operational procedures is proposed.

29. All applications shall be accompanied by the required fees, as set forth on the Fee Schedule attached as Exhibit B to the Site Plan Review Rules and Regulations.

Fees being addressed internally between Planning Board and School/Selectmen.

30. Project review fees may also be required as set forth in the Site Plan Review Rules and Regulations.

31. State the full name, mailing address and phone number of any person or attorney who is authorized by you to appear and represent you before the Board of Selectmen or Planning Board other than yourself.

Sean Fennel, Owner's Project Manager: Daedalus Projects, Inc., 112 South Street, Boston MA. (617-451-2679).

Lee Storrs, Chair- School Building Committee: (office) CDM, 50 Hampshire St. Cambridge MA 02139 (617-452-6725)

Laura Wernick, HMFH Architect's. Inc, 130 Bishop Allen Drive, Cambridge MA 02139 (617-492-2200)

32. To the extent the Applicant does not believe that any of the above standards or the submission requirements set forth in Article III are relevant to the proposed project, or should not be required, or otherwise seeks a waiver of any such requirement(s), the Applicant shall list such requested waivers as part of its application, together with the reasons for such requested waiver(s). A waiver may be granted if the Selectmen, after consideration of the recommendation of the Planning Board, determine that such a waiver is in the public interest and not inconsistent with the intent and purpose of these Rules and Regulations and the Zoning Bylaw.

DATE: *December 02, 2010*

SIGNATURE: *Paul D. Joffe, HMFH Architects, Inc.*

You will be notified of the date of the public hearing to be held on this application at the mailing address as stated in Item 2 of this application.

Signed on behalf of the Applicant: Carlisle Public Schools